

Be it ever so humble, there's no place for home.

# MUSTANG Daily

Tuesday, April 4, 1978

California Polytechnic State University

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## About this issue

This edition of Mustang Daily is devoted to presentation and clarification of the city housing ordinance which prohibits more than three unrelated people living in a single dwelling.

Controversy has surrounded the San Luis Obispo City Council's decision to enforce the 1961 ordinance. Articles in this edition are concerned with legal precedents, councilmen's viewpoints, student reaction and ramifications of enforcement.

City Council will meet tonight and will discuss clarification of an amendment to the ordinance. The meeting begins at 7 p.m., but City Administrator Dick Miller said yesterday that the zoning ordinance probably will not come up on the agenda until 8:15.

## Poly employees' names on petition

By TONY TRANFA  
Senior Staff Writer

A petition which brought the dormant R-1 city housing ordinance to life bears at least 33 signatures of Cal Poly faculty and staff members and their spouses.

The petition, initiated last summer by Herbert Pardoe of Slack Street, revived interest in the 1961 city housing ordinance which prohibits more than three unrelated persons living in the same dwelling.

Pardoe's petition listed 76 signatures, 23 which were of past and present Cal Poly faculty and staff members and spouses.

The R-1 ordinance had been largely ignored by the city in previous years. But since the petition was filed last fall, student groups and private citizens have battled over the ordinance.

Two weeks ago, City Council voted tentatively to expand the ordinance to include apartments.

Because many students live together in larger clusters than three—some living in four, five, six or even larger groups—some authorities estimate that as many as 3,000 students may be living illegally in their homes.

Pardoe's petition was circulated door-to-door on Slack Street, Albert Drive and Longview Lane, adjacent to the southeast corner of campus. The petition was prompted by a home on Slack Street which houses five students, residents said.

Pardoe refused to comment on the petition, but said: "I have no specific complaints against them (the students). I just don't want them to downgrade the neighborhood."

"We're as good as neighbors as anyone else around here," said one of the five students who lives in the house.

The student, who wished to remain anonymous also said, "We used to be the rowdiest residents in our apartment building last year. Now we have changed our lifestyle to fit our neighbors."

"We even went door-to-door and introduced ourselves to the people who live around here," the student said. "We have tried to be friendly but it seems people just do not want to be friends with us. It's too bad."

The faculty and staff members and spouses who signed the petition include:

William Alexander, head of the Political Science Department and his wife Anna;

Dominic Perello, economics professor and his wife Christine;

Anthony Amato, ornamental horticulture vocational professor and his wife Ellen;

Glenn Rich, agriculture engineering vocational professor and his wife Marjorie;

Charles T. Andrews, acting head of the Accounting Department and a member of the San Luis Obispo Planning Commission and his wife Mary Ellen;

C.H. Gregory, faculty emeritus in printing technology and management and his wife Marion;

Franklin Crane, mechanical engineering associate professor and his wife Mary;

Grant Miller, Health Center psychiatrist and his wife Elizabeth;

The late Raymond Leighty, faculty emeritus in soil science and his wife Agnes;

Murray Smith, speech communications professor and his wife Joan;

Arthur Butzbach, faculty emeritus in education and his wife Ora;

Robert H. Frost, head of the Physics Department;

David Ralston, medical officer in the Health Center and his wife Wileen;

Donley Winger, electrical engineering vocational professor, and his wife Carol;

Wesley Canner, ornamental horticulture vocational professor and his wife Dorothy;

Howard C. Brown, dean of the School of Agriculture and Natural Resources and his wife Elizabeth;

David Kann, associate professor in English and his wife Lois.

Kann, commented that he had reservations about signing the document and said:

"It was nothing I had against students. I signed it because landlords are overcrowding homes."

Also signing the petition were Colonel and Gail Sorenson. Colonel Sorenson is a member of the Housing Task Force and the Human Relations Committee.

George Brand, editor of the San Luis Obispo County Telegram-Tribune and part-time Journalism Department instructor and his wife Dolores also signed the petition.

Residents who signed the Pardoe petition said they had no specific complaints about the five-student house but they said they feared student takeover of their neighborhood.

One resident said, "I don't want to live in a zoo."

Another petitioner was accused of being snide by his caretaker who said, "He signed it because somebody put a pen in his hand and told him to write. He didn't know what he was doing."

Daily photo by Alan Booth.

## Housing permits solve ordinance

By J.N. SBRANTI  
Daily Managing Editor  
Even if San Luis Obispo City Council decides to step up enforcement of the more-than-three ordinance, most of the large apartments which now hold students will not be affected.

Since the ordinance was written in 1961, a student housing permit always has been made available by the City Planning Commission to certain apartments which were built with more than three students per unit in mind.

A student housing permit attempts approved apartments from the ordinance.

A complete list of apartments which have been issued student housing permits over the years is not available. In fact, according to Greg Smith, city planning commission who specializes in zoning enforcement, no such list has ever been compiled. A spot check of apart-

ments (which were looked up individually in city records by Smith) show the following apartments already have student housing permits:

Tropicanna Village, Woodside, Stenner Glen, Kris Kar, Foothill Hacienda, Czech Chalet, Stafford Gardens, Garfield Arms and Triangle Apartments.

This is not a complete list of those apartments which are exempt from the housing ordinance. There also will be "effectively no change" in the way fraternity and sorority houses are dealt with if the ordinance is enforced, Smith said.

During the random check, Smith found at least one apartment complex, which presently holds more than three students per unit, to be without a permit.

If his check is valid, that apartment is in violation of the housing ordinance. The manager of the apartment in

question said he did not know if the apartment had a permit.

Smith said the permits are issued usually at the time of construction by special permission of the Planning Commission.

There is no set formula, the planner said, for determining who is and who is not granted a permit. Each case is considered individually.

The Planning Commission takes into consideration the characteristics of the area surrounding the apartment in question, Smith said. Such things as the availability of adequate parking and recreation facilities is looked into.

Smith did not know how many apartments have been granted or denied a student housing permit since 1961. He also said he does not see a need to take the time to compile a complete list of which apartments are ap-

proved for student housing, needing a list like that. No one is considering going through and (weeding out ordinance violators)," Smith said.

The planner said he expects "no disruptive change in the city" due to ordinance enforcement.

Currently, Smith said, the planning department has been instructed to enforce the ordinance only when neighbors complain the violators are a nuisance. So far, this type of complaint has come only from R-1 (single family dwelling) zones, he said.

Asked if this selective enforcement was fair, Smith said he preferred to call it "prioritized enforcement." He said all laws are unevenly enforced, citing speeding tickets as an example.

"You can't catch everybody," he said.



## EDITORIAL/OPINION

# This'll get you where you live...

## ...so let's work together

Enforcement of the R-1 housing ordinance is an emotional issue, clouded by unfounded stereotypes fostered in an atmosphere of confrontation between students and San Luis Obispo residents.

Some residents, ironically many of those who rely directly on Cal Poly for their livelihood, view all students as necessary evils who are loud, irresponsible and generally not nice to have in the neighborhood. On the other hand, some students see all San Luis Obispo residents as ungrateful, intolerant and stubborn.

But all students are not bad people, nor are all residents.

We live next to each other, do business with each other, talk to each other every day and generally get along fairly well.

There are minorities of objectionable students and residents. Those who are most dissatisfied scream the loudest against each other.

Neither side is looking at the reality of the situation, that most students are good members of the community and that most residents are tolerant.

Due to the civil rights campaigns of the sixties, most of our society discovered all blacks are not shift, all Mexican-Americans are not lazy, all Irish people are not drunks and all oriental people are not inscrutable.

When will we extend this understanding throughout our lives and deal with each other individually?

Behavioralist B. F. Skinner has postulated that if the people on this planet do not learn to get along and aid each other, we will eventually perish.

While we are not immediately in danger of extinction, it would certainly be easier to co-exist in this city if people would concentrate on cooperation rather than confrontation.

This edition is an attempt to clarify the R-1 housing ordinance controversy and hopefully, bring a note of sanity to the issue. Sources in stories exhibit conflicting viewpoints and interpretations, and no one source is an ultimate authority on the situation.

Basically, City Council is attempting to make landlords responsible for their properties. It has become a confused issue, complicated by legalities, moral considerations and emotional endorsements and rejections of the ordinance itself.

City Council will be meeting in City Hall tonight to discuss wording on an amendment to the housing ordinance. It would be valuable for students to attend the meeting, both to learn exactly what is happening and to demonstrate to city officials that we are concerned people, not passive bystanders.

—Betty Sumner

## OUR READERS WRITE...

Editor:

It amazes me to see some 15,000 educated people apathetic about something that concerns their lives and those of their friends.

I refer to the discriminating and, in my view, insulting housing ordinance now designed to apply to all residential areas that will be brought before the SLO City Council Tuesday night for a vote.

I say that it is discriminating because it applies to three or more "unrelated" people. Why a family of four is okay for a two-bedroom apartment or house but the same amount of unrelated people is not, surely is discriminatory!

The passage of this ordinance is pointed directly at us—the students of Cal Poly.

It is obvious that a housing shortage exists in SLO and this arbitrary act by the city council makes me wonder where they are coming from.

Two members of the Cal Poly faculty voted for this ordinance. Why, I can only guess. Perhaps they wanted to force a long term housing project on the community by throwing students out onto the streets. Maybe their political backers see a definite financial opportunity.

Something so threatening as to dictate who can live in our home must be acted

against, we are becoming a beleaguered minority. Stand up for your rights. Come to the open meeting of the city council this Tuesday night. Linda Rohrback

editor:

The article on the Fairness Board in the March 29, 1978 Mustang Daily states that "the departments have been asked to draw up 'clear, concise and consistent policies' in regard to a compelling reason for a student being able to drop a course, and some of the departments haven't done this." This is not correct. University-wide guidelines have been adopted which list just four categories of reasons: medical, financial, personal, and faculty or administrative error. For the first three the

department head may ask for corroboratory evidence, such as a letter from the Counseling Center. These rules are posted, for example, opposite room 11 in the Science Building. Against the guidelines consistently is asked, as department heads in the School of Arts and Mathematics have repeatedly asked for changes in the procedure. However, the intention of the trustees of California State University and College in requiring the "serious and compelling reasons" is clear: They wish students to commit themselves to a program at the end of three weeks on which day they will be evaluated. Students must be careful to make this decision before 14. Robert H. Frost, Head of the Department

THE NEXT CATEGORY IS FOR THE BEST PERFORMANCE BY A PERSON ACCEPTING THE OSCAR FOR THE CLOUDS THAT DON'T SHOW UP TO ACCEPT.

THANK YOU I ACCEPT!

ERNE  
1978 MUSTANG DAILY  
CAL POLY



## Fur flies; rabbit dies

Harvey the attack rabbit is dead. Harvey was a black and white beastie who bit anyone within hopping distance. The rabbit was a victim of abuse which made him a bully, according to the American Society for the Prevention of Cruelty to Animals. And Harvey wasn't the only abused rabbit around.

I raise rabbits—not attack rabbits mind you, just plain everyday bunnies, with button noses and fluffy tails.

A friend gave me a beautiful cream colored buck once, after he had become unmanageable with her. He was a mean, cantankerous, old cuss. The first day I got him I put him in the backyard to hop around, and I began to sweep the porch unmindful of the rabbit. Suddenly, he shot across the yard, hopped nimbly up the steps and grabbed my pant leg in his teeth. I screamed and began to beat him with my broom. But the creature wouldn't let go. Finally, after a resounding smack, he let go and lurked off into the bushes. He respected me after that, especially when I had a broom in hand. Since he couldn't fight easily with me, the rabbit went after my roommate's dog. Around and around the yard they would fly, the buck furiously chasing the dog. And if he ever could sneak up on the dog or catch him, that rabbit would chew the dog's leg like it was a corn cob.

One day the mean and nasty buck got sick. He tried to chase the dog but was too weak. He tried to bite my pant leg but couldn't grab hold. So, instead, he quietly died.

This is an ode to Harvey, my rabbit, and to all other abused animals. And maybe, just maybe, we can learn to be kinder and

more loving to dumb creatures who depend on us.

Author Marian Flandrick is a junior journalism major.

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# ASI view: residence restrictions wrong

By RANDY KERDOON  
Special to the Daily

Expanding the residence restrictions over all housing zones is not the way to solve the city's housing problem, according to Cal Poly student leaders Paul Curtis, Phil Dunn and Brian Kohls.

City Council, two weeks ago, tentatively approved a revision of the city housing ordinance which extended it to cover all zones, including apartments.

ASI president Paul Curtis said he was "perturbed" the councilmen do not even know how many complaints the council has received about student residents who violated the law.

As for the task force developed by the council to look into the problem and make recommendations, Curtis asked, "What's it doing? They (City Council) want recom-

mendations, and then they act without listening to the task force."

If the ordinance goes through, Curtis said, city council has a moral responsibility to help students find housing, but he said he can not see them doing anything about it.

Students, he said, will just move farther and farther away from San Luis Obispo to find housing because there is just not enough room in town.

The word is a bit bleaker from Interfraternity Council Pres. Phil Dunn. According to Dunn, fraternity and sorority houses will be the hardest hit by enforcement of the City Council ordinance.

Some fraternity and sorority houses have as many as 30 people living within their walls. All but 3 would have to leave if the council enforced the ordinance strictly.

The problem, Dunn said, is "the community view is that

there are residences like Tropicana or Blanner Glen for the students to live or in the dorms on campus. The students however, show they do not want to pay the high prices of those places by moving into apartments and houses around town."

The Political Action Club (PAC) and its president, Brian Kohls, is planning to do more than just talk about the problem. The biggest problem, according to Kohls, is to get student support. "We tried to get a big crowd at the last City Council meeting, but the students didn't show up," said Kohls.

To correct this and increase student awareness, the club will be passing out informational leaflets around the campus and be having several "soapbox" speeches in the university union.

In a demonstration of student strength, Kohls is planning a march and a student boycott of downtown businesses in weekend before Poly Royal, April 22 and 23.

## Housing Authority director blames city

By JOE NORRIS  
Special to the Daily

Student frustration over the city ordinance prohibiting more than three unrelated persons from sharing a single dwelling is another indication of the city's failure to provide adequate low-cost housing, insists Executive Director A. Richard Chubon of the San Luis Obispo Housing Authority.

"We wouldn't need an ordinance if we dealt with the cause instead of the symptoms," said Chubon. "We need better low-cost housing and more housing units."

Chubon explained that only those in the upper income brackets can afford new city housing, thereby intensifying the housing shortage for students as well as for those in the low and middle income brackets.

He also pointed out that many apartments which could help alleviate the shortage are being converted into condominiums and offices.

Chubon called on the city to develop strategies to deal with the shortage, including planned city growth and more emphasis on the housing element of the city's general plan.

He said the Housing Authority, heavily funded by the Department of Housing and Urban Development

(HUD) is not authorized to deal with single student housing problems.

But he did suggest that Associated Students Inc., (ASI), do what some other universities, faced with the same type of ordinance, have done: sponsor a student housing program.

He explained that a non-profit organization like ASI could take the initiative and build low-cost student housing which students themselves, through rents and student fees paid to ASI each quarter, would finance.

But according to ASI Vice President Larry Robinson, such a program is unfeasible.

Robinson noted that annual student fees allotted to ASI amount to \$330,000. But the entire sum, he said, goes directly to help sponsor campus clubs and organizations.

"We've thought about sponsoring student housing," Robinson said, "but we don't have that kind of money."

"First we would have to buy the land. Then there's the building costs; and of course no matter who wants to build, they are faced with large amounts of red tape," he continued.

Chubon said no matter what action the City Council takes, some will disagree.

"It's a no-win issue," he said. "It will have to be worked out in phases."

## Supreme court rulings inconsistent

By RICHARD PRICE  
Senior Staff Writer

The more-than-three zoning ordinance is legal—but only because "liberal" judges aren't so liberal when it comes to their own neighborhoods, according to one authority.

A San Luis Obispo attorney who is an expert on zoning laws said Friday the U.S. Supreme Court has repeatedly ruled that cities have the right to restrict the number of unrelated people living in the same dwelling.

But the attorney, requesting his name be withheld, said the rulings were inconsistent with the court's general attitude, which has been one of easing housing restrictions.

"The judges are liberal as long as they aren't personally affected," he said. "Yet the minute they face a problem lying in their own back yards, they suddenly become very conservative."

The major court decision supporting the more-than-three zoning ordinance is *Village of Belle Terre v. Boraas*. A small village on the north shore of Long Island in New York, Belle Terre was zoned exclusively for single-family houses. Ordinances made it illegal for more than even two unrelated people to live in the same house.

When six students leased a six-bedroom house in Belle

Terre, the village advised the owners of the house they were violating the ordinance.

The owner and three of the student tenants sued. But the Supreme Court upheld the ordinance on a 7-4 vote, arguing the zoning ordinance violated no "fundamental" right.

"It's interesting," remarked the San Luis Obispo attorney, "that Justice Douglas wrote the majority opinion, a man who's supposed to be one of the great civil libertarians of all time."

"It's quite an irony," he added, "but not very difficult to understand. This is the kind of ordinance that would affect Justice Douglas in the place where he lives. Naturally, he's not going to loosen up the law."

Justice Marshall authored the dissenting opinion in the *Belle Terre* case. He wrote that the village had imposed unfair restrictions on people who deviated in their lifestyle from the community norm, in effect "fencing them out."

The Justice added that he believed the ordinance violated the students' constitutionally guaranteed right to privacy.

## Housing problems here and there

By RICHARD MORGAN  
TINI

Special to the Daily

San Luis Obispo is not the only city with a state university to have laws banning the number of unrelated persons who can live in a single dwelling. Both Chico and Fresno restrict the number of occupants in a single family dwelling to no more than four unrelated persons.

Fresno's law is referred to as the "mother-in-law" ordinance according to Bill Oaxaca, a supervising planner for the city of Fresno. It was passed a few years ago to prevent the

renting out of converted garages and guest houses that had been used to lure the mothers-in-law of its property owner.

It was not directed against students at Fresno State, according to Oaxaca. It was passed long before Fresno State grew to its present size. He said, "We have had no problems with students, at least none that have been reported to us."

Enforcement is very lax, said Oaxaca. "Enforcement comes when someone complains. We take their name, address and phone number and then investigate."

In Chico, the problem is more severe. Home owners have been forced out of the downtown area, near the university by high taxes and have resorted to renting their homes to students.

"I feel it is really a problem in the city of Chico. There is a student ghetto where it is a not favorable to live unless you are a student," remarked an official in the planning department at Chico who wished to remain anonymous.

Enforcement in Chico happens when someone complains about a violation. Public works usually sends building inspectors to investigate. If a violation is found, a service violation notice is issued to the landlord or owner of the property.

One city that has no ordinance on the number of unrelated persons in a single family dwelling is Berkeley. There are no problems with students from students, according to Dave Dow, of Berkeley's planning department.

## Supply and demand will keep rent prices high

By BILL MOREM  
Daily Staff Writer

Supply and demand will keep rent prices high for the foreseeable future in San Luis Obispo County, ac-

cording to County Assessor Dick Frank.

Frank said the demand for housing by "moneyed buyers from out of town" has run into a roadblock from

environmentalists who want to retain a "certain style of life in San Luis Obispo" by keeping development at a minimum. This, he said, has led to inflated prices for people who want to buy or sell apartments or houses.

Besides the growth vs. no-growth reasons for high costs in housing, Frank said the inflationary factors involved in building are being passed on to the buyer and renter. Labor and

materials have skyrocketed in the last two or three years, he said.

Frank cited an example of a house that was valued at \$22,000 in March of 1976, and was sold, 13 months later, for \$23,000. Or, another house assessed at \$41,000—in March of 1976, was resold for \$50,000—14 months later.

Frank, who moved from Los Angeles two years ago, said people from Los Angeles are moving into the

community and saying, "My God, we're getting great buys up here."

As great as the buys are for people moving into the area, Frank doesn't see how students and young people are able to keep up with the rental boom that blankets the county.

He said if student enrollment stabilizes over the next five years, "perhaps rents for students will hit a plateau." In the meantime, however, he

would like to see low-cost housing provided by the state and controlled by local government. This approach would lessen the "strings attached" policy of state government, he said.

Frank said old houses are commanding premium prices, and, in return, are being rented out to students at highly inflated prices.

## ENGINEERS

Gulf Oil Corporation, a major energy company, has job openings for all types of graduating engineers who are interested in building a career in crude oil and gas producing operations.

Duties include drilling, equipment installation and maintenance, subsurface reservoir studies, economic evaluation of producing properties, well stimulation and reconditioning, and enhanced oil recovery operations.

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## Councilman's viewpoints

### Ron Dunin

By SUSAN SUMNER  
Daily Night Editor  
A solution to the housing problem in San Luis Obispo is to reduce the number of restrictions on building within the city, according to City Councilman Ron Dunin. A multitude of regulations has prevented the building of affordable housing, Dunin said on Sunday.

"The city and university

should develop a program to provide acceptable housing for students and middle income families," he said.

Dunin proposed a committee to study the restrictions and regulations on building to decide which ones could be sacrificed so more housing could be built for middle income families and students.

The city is "very much"

obligated to provide housing for Poly students, said Dunin. The university is part of the community and the responsibility of government is to serve the entire city, he explained.

The housing ordinance restricting more than three unrelated persons from living together will not solve the problem and is impractical, said Dunin.

### Jeff Jorgensen

By JAMES HENDRY  
Daily Staff Writer  
The limit on the number of unrelated persons who can live together should be raised to four, according to City Councilman Jeff Jorgensen.

Jorgensen now has a proposal before the council that would raise the limit of unrelated persons to four and establish a rental permit investigation board to investigate parking and unsafe housing problems.

By establishing a review board, Jorgensen said, the

city could take a closer look at the situation and make recommendations to landlords in the form of restrictions on the permits. Also, by raising the number to four, many students would be unaffected by the enforcement of the ordinance, which now threatens many student residents.

Asked how his proposal has been received, Jorgensen stated, "The problem is an extremely political one with a no-win situation. In trying to compromise, I seem to be

alienating both sides. The complaining residents don't believe the permits will be enforced and the council, from what I've heard, doesn't want any more administrative burden on the city."

Asked whether he supports the ordinance, Jorgensen stated, "I don't believe that setting a limit on the number of people living in a situation is going to solve the problem, which is one of housing and growth, but I don't see many alternatives."

### Steve Petterson

By ROBERT HOWARD  
Daily Staff Writer  
The difference in lifestyles between students and families causes friction which enforcement of the more-than-three unrelated persons ordinance will stop, said Steve Petterson, San Luis Obispo City Councilman.

But Petterson said Friday the ordinance should not be enforced for the entire community, only in the R-1 zones (houses).

While more than three

should be allowed to live in apartments, houses are a different matter, according to Petterson. With four unrelated persons living in a house, you have the potential for four cars, plus four boyfriends or girlfriends with their cars, making eight cars coming and going.

Throw in three dogs in the backyard and a guy sitting on the front porch drinking beer, with the stereo blaring out through open windows, he added, and you don't have the kind of environment

most of the families in R-1 zones want for raising their kids.

Petterson said enforcement of other ordinances to control noise, parking, or irresponsible driving wouldn't be enough.

"What I would like to see come out of this is a solution to the friction of lifestyles between students and families," said Petterson.

Petterson estimated 1,000 students would be affected by this ordinance.

### Kenneth Schwartz

By SCOTT CRAVEN  
Senior Staff Writer  
San Luis Obispo will "always" have a housing problem, according to the mayor.

Kenneth Schwartz, who is also a member of Cal Poly's architectural department, said the housing needs of the residents are not being met. "San Luis Obispo is a very desirable place to live," he said. "People are moving here from large urban areas. The demand is too great."

Any shortage of housing, said Schwartz, is not the fault of the city government.

"No city government has the obligation to provide housing," he said.

Particularly acute is the shortage of low-income housing, Schwartz said.

"And that's what students are looking for," said Schwartz. "The low-cost housing situation does not provide sufficient choices."

Schwartz said any problems caused by the ordinance can be alleviated by landlords.

"Landlords of apartment complexes can apply for a student housing permit which raises the three-person limit," he said. "Such permits have been given to Tropicana, Stenner Glen, fraternities and sororities."

If a landlord applies for

such a permit, a public hearing is held, Schwartz said. The permit may be rejected if the neighbors of the complex protest.

Because landlords can apply for student housing permits, Schwartz said he doesn't think the three-person limit should be raised to four as earlier proposed.

He said he also believes the ordinance should be enforced city-wide. Students aren't the only people living in apartments, Schwartz said, so it's not fair that the ordinance should just be enforced in single-dwelling residences.

### Allen Settle

By TONY TRANFA  
Senior Staff Writer  
The R-1 zoning ordinance should be used only as a "backstop" for City Council in enforcing solutions to noise, traffic and parking problems, according to Allen Settle, city councilman.

Settle, who is also an associate professor in Cal Poly's Political Science Department, said citizens' dismay with too much government and too much regulation is the reason the ordinance "will probably not be enforced arbitrarily throughout the city."

"It's not government's

function to tell residents how many people they can live with," said Settle. "It's much easier to regulate traffic and noise problems, rather than go around evicting normally law-abiding students."

Settle said a house he used to own in San Luis Obispo "has more than four students living in it and I'm not about to call 'fire.'"

Enforcement should depend mostly on complaints from neighbors, said Settle. If they (students) are living illegally, chances are they won't get caught unless they're causing problems."

Twenty-three properties have been brought to charges by city residents thus far; 16 for noise and traffic problems and seven only for the fact that they were exceeding the occupancy limit, according to Settle. Students have been forced to leave only four units.

Settle said he supported raising the number of unrelated people allowed to live in a single family dwelling to four in R-2, R-3 and R-4 zones, but wanted to see the existing limit (three) remain in R-1 zones.

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# Poly coordinator blasts ordinance

By SANDY NAX  
Daily News Editor

A city ordinance making it illegal for more than three unrelated people to live together should be abolished, said Walt Lambert, Poly's off-campus housing coordinator.

Lambert said the ordinance, which was adopted by the city of San Luis Obispo in 1961, adversely affects a majority of people. Anytime a law like that exists, it should be dropped, he said.

If city officials elect to enforce the ordinance, which applies to all zoning areas, the number of unrelated people allowed to live under the same roof should be raised to four so students can continue to live four to an apartment, said Lambert.

Lambert said four people should be able to live together anywhere in the

city. He called limiting students to R3 or R4 zones "segregation."

Lambert said students who live in single-family dwellings have to have four people living in the house in order to afford the rent.

Students living in 1-bedroom apartments pay an average of \$175 a month in rent. Those living in 2-bedroom apartments pay an average of \$237 a month.

Rents increase approximately 11 percent every year.

The average student is paying \$105 a month, Lambert said.

He said 65 percent (885) of all the students live off-campus. He could not estimate how many of them will be affected by the ordinance but did say students living in Tropicana Village, Stenner Glen, Woodside, and Murray Street Station are

exempt from the law because each has special housing permits.

Lambert said city officials have failed to meet the needs

of residents by not formulating a coherent plan for the city, not streamlining a development process and not building enough housing to accommodate residents.

On campus, Cal Poly's dorms hold 1,000 more students than any other university in the 19-campus CSUC system, Lambert pointed out.

Lambert said it is not the duty of the city to provide housing for students, but it is their duty to establish ordinances allowing housing to be constructed, he said.

## Task force shunned on issues

By SCOTT CRAVEN  
Senior Staff Writer

The San Luis Obispo City Council set up a temporary task force four years ago to study housing and its future impact on the city.

But one of the most important changes the force suggested was ignored by the council, according to Walt Lambert, Cal Poly's off-campus housing coordinator. He said the report recommended the process to obtain a building permit be shortened because there was too much red tape.

Yet the process has not changed significantly since the report came out, said Lambert.

This year City Council, spurred by student protest over the R-1 city housing ordinance, has set up another housing task force. Larry Robinson, its co-chairman and ASI vice-president, wants to make sure that this time any report the 13-member committee makes will not be ignored.

"We want some assurance that anything we do will be given some consideration," said Robinson.

Robinson said he thought the city council had good intentions in mind when it set up the task force. He said he was quickly disillusioned when the council made the decision to enforce the ordinance citywide.

"We weren't even consulted about the change," said Robinson. "Maybe the committee was set up to placate students. Council is using it as window dressing."

Robinson said the slow-growth policy the city seems to have adopted makes it virtually impossible for it to meet the housing needs of its residents.

Another member of the task force, Joe Arsenio, a realtor

consultant, agreed with Robinson. "It doesn't want growth so the demand for housing can't be filled. It's too goddamned tight. More housing should be provided."

But Arsenio said individuals must tolerate the shortage. It is up to them to find housing, he said, not the city.

Arsenio has stated publicly that the more-than-three ordinance should be enforced in R-1 zones. He signed one of the petitions complaining about the lack of enforcement in R-1 zones.

The city has no responsibility for student housing, said Arsenio. He said that's up to Cal Poly. Student housing should be segregated such as it is at Tropicana, Stenner Glen and the dorms, said Arsenio.

"They may not get all the freedom they want there, but they have to knuckle down," said Arsenio of the students. "After all, they're only here for four years."

Arsenio said complaints against students are not because of the excess noise they cause. He said complaints could be prevented if the housing ordinance is enforced in R-1 zones.

"Damn near all the students take their hi-fi as high as it'll go," said Arsenio. "But people come here for peace and quiet."

The housing task force has not yet come up with any formal report, but Arsenio said results should be in sometime after April 11.

He does not believe the task force will encounter any problems getting the City Council to listen to its report.

"They'll listen, I'll see to that," he said. "But listening and following are two different things."

## Builders unsure of ordinance's affects

By J.N. SBRANTI  
Daily Managing Editor

The opinions of housing professionals differ on what will happen to the San Luis Obispo housing industry if the more-than-three ordinance is enforced.

Sally Ross of S.A. Ross Realty, says her company has routinely informed potential home buyers of the existing ordinance for at least the last seven years.

Because of this, she doubts there will be any change in the type or number of home buyers in her business should City Council decide to step-up enforcement of the ordinance.

The ordinance, passed in 1961, forbids more than three

unrelated people to live in a house or apartment.

Ross says she has no knowledge of how many other realtors in town routinely inform buyers of the housing restriction. She contends it is the ethical and moral responsibility of realtors to inform buyers of such ordinances.

Speaking for the San Luis Obispo County Building Contractors' Association, Mike DeNeve, office manager, says it could be a shot in the arm for the building industry because more housing would be needed. However, he says it could go the other way in that many students might move out of town in search of lower cost housing.

Right now, the builder says, no one can say for sure how housing will be affected.

DeNeve is for the enforcement of the ordinance in R-1 (single family dwelling) zones. But he says he finds it difficult to support the ordinance in multiple housing zones.

"The life style and living conditions in single family neighborhoods should be protected...even though it may smack of discrimination (against students)," DeNeve says.

But, he says, when an ordinance such as this is applied to multiple housing zones (where apartments are located), it has then been "taken out of context."

Zoning, which he says is

discriminatory by design, provides areas especially for high density living, and he doesn't believe the ordinance should apply to those zones.

DeNeve, who is also a member of the San Luis Obispo Planning Commission, says the problem of maintaining the atmosphere of family neighborhoods can actually be solved with less student discrimination without the ordinance.

The major complaints family residents have about students concern noise, parking and dogs running loose, he says.

"There are ordinances on the books that cover these problems already. If laws were enforced (the major problems would disappear)," DeNeve contends. "Besides," he says, "I can't enforce these laws. I don't see how we can enforce this ordinance."



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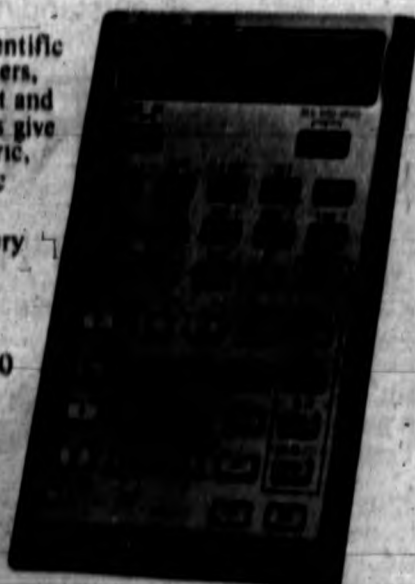
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## SPORTS

## Mustangs break out of slump

By ANN FRITS  
Daily Sports Writer

With 18 hits and an errorless defense behind him, Poly pitcher Jeff Hamm picked up his third win in four outings as the Mustangs shut out the University of San Diego Toreros, 8-0, Sunday in San Diego.

Finally overcoming a six-game losing streak, the Mustang squad exploded for three runs in the second inning, three runs in the

third and single shots in the fourth, fifth and sixth innings to seal easily past the unprepared Toreros.

Left fielder Mike Costa led the Poly hitting attack slugging two triples and a single in four trips to the plate. Center fielder Tom Beyers added three hits and two RBI's to the Poly total and second baseman Jim Johnson recorded a three-run triple to boost the Mustang's season record to 18 wins, 14 losses and one tie.

Saturday, however, the tables turned on the Poly Nine. Struggling unsuccessfully to come from behind in both games of the day's doubleheader at Torero Stadium, the Mustangs dropped the twin bill to UCSD, 3-1 and 4-2.

The Mustang squad is scheduled to host the Gauchos of Santa Barbara in a two-night double header tomorrow at San Luis Obispo Stadium. Game times are set for 3:30 and 7:30 p.m.

## Spikers take two matches

The Mustang volleyball squad clinched a tie for the California Collegiate Volleyball Conference title Friday night routing visiting Cal State Northridge 15-11, 15-7, 15-4.

Saturday, Mike Wilton's squad struggled but came out on the winning end of a 15-15, 15-4, 15-15, 15-3, 15-4 decision against U.C. Berkeley.

The win over the Matadors gives Poly a 7-4 conference

record with one match left. Saturday's victory left the Mustangs with a 14-3 record for the year.

Poly and Northridge were tied for the conference lead with 6-0 records going into their battle but Poly had too many guns for the Matadors to handle.

Mark Wegrich led the Poly hitting attack with 13 of 21 hits at bats, while Linda Crow had 13 of 27 kills.

Wegrich and setter Gregg

Kelly were strong defensively for the Mustangs against the Bears with 18 and 13 digs respectively.

Rick Hauser and Crow led the Poly offensive barrage with 18 kills each.

With wins over Northridge, Berkeley and Stanford, Poly has now defeated all the teams it will undoubtedly face in the state tournament which will be held in San Luis Obispo April 22.

## Tracksters strong at home

The Cal Poly men's and women's track squads turned in strong showings amid poor conditions Saturday.

Running before a surprisingly large gathering of spectators on Poly's alleged all-weather track, coach Steve Miller's contingent dominated a quartet of opponents, winning 15 of

19 events.

The Mustangs finished with 163 points outdistancing second place Stanislaus State which amassed 90.

Linda McArthur's women's squad dominated the distance events as expected but didn't have enough in the sprints to catch the Diablos of Cal

State Los Angeles.

Poly won all the races 800 meters and over with the exception of the mile relay. Olympian Rosalyn Bryant was the difference for the Diablos leading Los Angeles sweeps in the 100 and 200 meter dashes.

The Diablos won the overall meet with 65 points just ahead of Poly with 51.

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# FLUKE



## Shortage is the problem

By KATNY ALLAIN  
Daily Staff Writer

City residents see the housing shortage as the biggest problem in San Luis Obispo, according to a recent poll conducted by the Human Relations Commission (HRC).

Intended to provide concrete data on citizens' general perceptions of problem areas in the city, the survey cost \$10,000 and

was designed to serve as a guide to City Council in making decisions.

The survey, which was administered by the League of Women Voters Nov. 15 through Dec. 15, indicated housing was the priority problem among city residents.

Financially, 86.6 percent of the population said they have difficulty purchasing a house. The need among students is chronic, added

Sorenson, with 75 percent of them having problems.

With respect to age groups, 81 percent of city residents in the 21 to 30 age group feel the affect the most in trying to budget a house.

The survey indicated one of the most frequent problems in the last 20 years has been tenant-landlord conflicts.

The survey was funded by the City Council.

The HRC, a 13-member volunteer group sponsored by City Council, deals with grievances between tenants and landlords plus city agency and consumer conflicts.

The role of the city, in the survey results, is to meet human needs by acting as a coordinator between citizens and agencies and to advocate responsibility toward citizens, said Sorenson.

## Poly's growth ignored

San Luis Obispo has tended to ignore increases in Cal Poly's size when planning for growth, according to City Administrator Richard Miller.

Miller admitted Friday that public opinion on housing has been so divided it has been impossible for the city to develop a coherent growth plan that includes a rise in student enrollment.

But the city administrator added that student housing is really the university's problem. He said the city is in no way obligated to provide housing for students.

Miller believes the more-than-three zoning ordinance should be enforced but only when the city receives specific complaints. He said comprehensive enforcement would be impossible because a series of unprovoked investigations would lead to invasion of privacy lawsuits.

Miller said he supports changing the limit from three unrelated people to four.

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